

Lake and Common Area Rules and Regulations

- 1) Each lake property owner will be responsible for all maintenance pertaining to the lake common area that extends from their property line to the water. Homeowner responsibilities include: mowing of grass, seasonal fertilization, and required care of any existing plantings.
- 2) Any lake common area improvements that would extend from the homeowner's property lines to the water must be approved in advance by the Trails Edge Board of Directors and Architectural Committee.
- 3) *No swimming is permitted.*
- 4) All guests invited by lake homeowners to use the lake and common areas must be accompanied by the host homeowner. Please do not extend permission to use the lake and common areas to anyone without being present to host your guests.
- 5) Please provide age appropriate supervision of all children using the lake common area.
- 6) All pets are required to be on a leash. Any pet waste should be immediately removed from the common area.
- 7) Small watercraft are permitted; however, no gas-powered engines are allowed. Any watercraft kept on a homeowner's property must be discreetly stored. All children under the age of 18 must wear U.S. Coast Guard approved flotation devices at all times when on the water. It is strongly suggested that regardless of age, an approved flotation device be worn by all persons while on the water.
- 8) All fishing is "Catch and Release" with barbless hooks only. Barbs on hooks should be flattened with pliers prior to fishing. All fish should be handled and released carefully. Minimize the time out of water to 30 seconds or less to insure complete recovery. The only exception to the "Catch and Release" regulation are the following species; Catfish and Carp. The removal of these species from the lake is encouraged for the benefit of the fishery. Future changes in the fishing regulations and/or catch and release policy may occur and will be communicated to all lake-lot owners as is appropriate.

Adherence to these usage rules is required under the Trails Edge 3 insurance coverage

Lake and Common Area Regulations specific to Ironwood Subdivision Homes

The homes located in the Ironwood Subdivision that border the Trails Edge 3 lake common area on the south side of the lake, will have access to the common area only if the following criteria are met:

- 1) Each Ironwood homeowner must receive an annual invitation from the Trails Edge Board of Directors to utilize the lake common area.
- 2) Ironwood homeowners must pay an annual lake access assessment determined by the Trails Edge Board, which at a minimum, must be equal to the Trails Edge lake property owners' annual common area assessment. Payment of this assessment allows and grants Ironwood homeowners permission to utilize the lake and commons area.
- 3) Lake and common area access by the Ironwood homeowners may be discontinued at any time by the Trails Edge Board. In the event this action is taken, the Ironwood homeowner will be due a prorated refund of the annual fee paid for the remaining prepaid months.
- 4) The Ironwood homeowners will be expected to follow all Trails Edge lake rules and regulations outlined above.